

ASSIGNEE'S SALE

of valuable fee simple, improved real property being a farm containing 253.33 acres of land, more or less, located on both sides of Maryland Route 77 in the Thurmont Election District, Frederick County, Maryland.
Under and by virtue of a power of sale contained in a second purchase money mortgage from Howard R. Schafer, dated December 21, 1972, recorded in Liber 898, folio 457, among the Land Records of Frederick County, Maryland, said mortgage being in default and having been assigned for the purpose of foreclosure, the undersigned Assignee will offer for sale at public auction at the Court House Door in the City of Frederick on:

Tuesday, September 27, 1977
at 11:00 A.M.

All of the hereinafter described real estate described in said mortgage and the buildings and improvements located therein to wit:

All those tracts or parcels of land situate lying and being along Maryland Route 77 in the Thurmont Election District, Frederick County, Maryland containing 253.33 acres of land, more or less, (of which, 5.30 acres, more or less, is used for a Western Maryland Railroad right of way), said real property being more particularly described in a deed to the said Howard R. Schafer, dated December 21, 1972, recorded in Liber 898, folio 454, one of the Land Records of Frederick County, Maryland, said real property being improved by a two-story brick farm residence with a metal roof, hot-water heat, with three usable fireplaces, five bedrooms, one bathroom, living room, dining room, kitchen and den, and a 40'x26' bank barn substantially damaged and in poor condition, block milkhouse in good condition, one-car garage with corn crib, tool shed in poor condition and a large pond.

Terms of Sale: The first mortgagee consents to the payment of the indebtedness to it in the subject proceedings and the real property and improvements therein described will be sold free and clear of such encumbrance. A deposit of \$10,000 in cash or check acceptable to Assignee will be required of purchaser at the time and place of sale and the balance of said purchase price to be paid upon ratification of sale by the Circuit Court of Frederick County, Maryland. Taxes will be adjusted to the day of sale and all expenses of conveyancing will be paid by purchaser. Assignee reserves the right to withdraw the herein described real property from sale at any time. Sale shall not include corn crop presently on property.

RICHARD R. BURGEE
Assignee

PEYTON PAUL PHILLIPS
Attorney for Assignee
Box 648
100 W. Church St.
Frederick, Md. 21701

NO. 27, 412 EQUITY
IN THE CIRCUIT COURT
FOR FREDERICK COUNTY,
MARYLAND

* * * * *

I hereby acknowledge that
I have purchased at public
sale of the property and
improvements described in
the annexed advertisement
for the sum of \$153,000.00
and I hereby covenant and
agree to comply with the
terms of sale set forth in
the aforesaid advertisement
which were announced by the
auctioneer at the time of
said sale.

WITNESS:

Sharon L. Thomas
As to both

Jesse J. Speak, Sr.
Jesse J. Speak, Sr.
Shirley A. Speak
PURCHASERS Shirley A. Speak

Receipt of the required deposit is hereby acknowledged.

Exhibit
Filed September 27 1977
Peyton Paul Phillips
Peyton Paul Phillips